

APPENDIX E

DEFINITION OF LAND USE CATEGORIES FOR TRIP GENERATION AND PROJECT EMISSION CALCULATION PURPOSES

Appendix E contains the land use codes and definitions of all of the land uses contained in ITE's *Trip Generation* (Sixth Edition - 1997). Not all of the land uses in ITE's *Trip Generation* are in URBEMIS. However, URBEMIS inputs can be modified so that emissions from land uses not in URBEMIS can be calculated using URBEMIS.

LAND USE: 010 - Waterport/Marine Terminal

A waterport, or marine terminal, is an area for the transfer of materials between land and sea and possibly for the storage of these materials.

LAND USE: 021 - Commercial Airport

A commercial airport accommodates commercial passenger service. The commercial airports surveyed also accommodated general aviation activities. Commercial airports are characterized by long runways for serving large jets, and extensive terminal facilities. However, some commercial airports have shorter runways and serve exclusively intrastate and commuter airlines.

LAND USE: 022 - General Aviation Airport

A general aviation airport is primarily designed for the use of small private and corporate aircraft, not for commercial passenger service. It is usually characterized by short runways, few or no terminal facilities, and many small aircraft.

LAND USE: 030 - Truck Terminal

Truck terminals are facilities where goods are transferred between trucks, trucks and railroads, or trucks and ports.

LAND USE: 090 - Park-and-Ride Lot with Bus Service

A bus park and ride station is a site used for the transfer of people between private vehicles and buses. It typically contains a bus passenger shelter, a parking lot, and circulation facilities for buses, as well as private motor vehicles. A significant number of passengers are dropped off.

LAND USE: 093 - Light Rail Transit Station with Parking

Light rail transit stations are transportation stations that provide park-and-ride activity. These stations are areas for the transfer of people between private vehicles and light rail transportation. They usually contain automobile parking areas; a transfer station; a passenger shelter; ticketing facilities; and ancillary amenities, such as rest rooms, vending machines, and coffee/newspaper stands. Drop off/pick-up and carpool areas may also be provided.

LAND USE: 110 - General Light Industrial

Light industrial facilities usually employ fewer than 500 persons and have an emphasis on activities other than manufacturing. Nevertheless, the distinction between light industrial and manufacturing is sometimes vague. Typical light industrial activities include printing plants, material testing laboratories, assemblers of data processing equipment, and power stations. All of the facilities surveyed were free-standing and devoted to a single use.

LAND USE: 120 - General Heavy Industrial

Heavy industrial facilities usually have a high number of employees per industrial plant and could also be categorized as manufacturing facilities. The distinction between heavy industrial and manufacturing is vague. However, heavy industrial uses would be limited to the manufacturing of large items.

LAND USE: 130 - Industrial Park

Industrial parks contain many industrial or related facilities. They are characterized by a mix of manufacturing, service, and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Many industrial parks contain highly diversified facilities, some with a large number of small businesses and others with one or two dominant industries.

LAND USE: 140 - Manufacturing

Manufacturing facilities are sites where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to production of goods, manufacturing facilities generally also have office, warehouse, research, and associated functions.

LAND USE: 150 - Warehousing

Warehouses are facilities that are primarily devoted to storage of materials. They may also include office and maintenance areas.

LAND USE: 151 - Mini-Warehouse

A mini-warehouse is a building in which a storage unit or vault is rented for the storage of goods. Each unit is physically separated from other units and access is usually provided through an overhead door or other common access point.

LAND USE: 152 - High-Cube Warehouse

High-cube warehouses are a new type of warehouse used for the storage of manufactured goods prior to their distribution to retail outlets. These facilities consist of large shells of steel buildings and large halls, often sub-divided for individual tenants, with a typical ceiling height of 24 to 26 feet. They are also characterized by a small employment count due to a high level of mechanization, truck activities frequently outside of the peak hour of the adjacent street system, and good freeway access.

LAND USE: 170 - Utilities

Utilities generally include offices space, electromechanical or industrial space, or parts and equipment storage areas.

LAND USE: 210 - Single Family Detached Housing

Any single family detached home on an individual lot is included in this category. A typical example is a home in a modern subdivision.

LAND USE: 220 - Apartment

An apartment is defined as a rental dwelling unit that is located within the same building as at least three other dwelling units. Examples of this category are quadruplexes and all types of apartment buildings. The apartments in this land use include both low-rise or 'walk-up' dwellings and high-rise multi-family dwellings.

LAND USE: 221 - Low-Rise Apartment

This land use includes apartments (rental dwelling units) in rental buildings that have one or two levels (floors), such as garden apartments.

LAND USE: 222 - High-Rise Apartment

This land use includes apartments (rental dwelling units) in rental buildings that have more than ten levels (floors), and most likely have one or more elevators.

LAND USE: 223 - Mid-Rise Apartment

This land use includes apartments (rental dwelling units) in rental buildings that have more than two levels (floors) and less than nine levels.

LAND USE: 224 - Rental Townhouse

This land use includes townhouse communities with rented rather than owned units, and a minimum of two attached units per building structure.

LAND USE: 230 - Residential Condominium/Townhouse

Residential condominiums are defined as single-family ownership units that have at least one other single family owned unit within the same building structure. Both condominiums and townhouses are included in this category.

LAND USE: 231 - Low-Rise Residential Condominium/Townhouse

This land use includes condominiums and townhouses in buildings that have one or two levels (floors).

LAND USE: 232 - High-Rise Residential Condominium/Townhouse

This land use includes condominiums and townhouses in buildings that have three or more levels (floors).

LAND USE: 233 - Luxury Condominium/Townhouse

This land use includes condominiums and townhouses in buildings with luxury facilities or services.

LAND USE: 240 - Mobile Home Park

Mobile home parks generally consist of trailers shipped, sited, and installed on permanent foundations. Typically, they have community facilities such as recreation rooms, swimming pools, and laundry facilities. Many such parks restrict occupancy to adults.

LAND USE: 250 - Retirement Community

Retirement communities - restricted to adults or senior citizens - contain residential units similar to apartments or condominiums and are usually self-contained villages. They may also contain special services such as medical services, dining facilities, and some limited supporting retail facilities.

LAND USE: 251 - Elderly Housing - Detached

Elderly housing (detached) - restricted to senior citizens - contain residential units similar to single family housing, and are sometimes self-contained villages. They may also contain special services such as medical facilities, dining facilities, and some limited supporting retail facilities.

LAND USE: 252 - Congregate Care Facility

A congregate care facility typically consists of one or more multi-unit buildings designed for elderly living. These facilities might also contain dining rooms, medical facilities, and recreational facilities.

LAND USE: 253 - Elderly Housing - Attached

Elderly housing (attached) - restricted to senior citizens - contain residential units similar to apartments and condominiums, and are sometimes self-contained villages. They may also contain special services such as medical facilities, dining facilities, and some limited supporting retail facilities.

LAND USE: 260 - Recreational Homes

Recreational homes are usually located in a resort containing local services and complete recreational facilities. These dwellings are often second homes used by the owner periodically or rented on a seasonal basis.

LAND USE: 270 - Residential Planned Unit Development

Residential planned unit developments, for the purposes of trip generation, are defined as containing any combination of residential land uses, and might also contain supporting services such as limited retail and recreational facilities. The description of a PUD is general in nature since these developments vary by density and type of dwelling. It is therefore recommended that when information on the number and type of dwellings is

known, the trip generation should be calculated on the basis of the known type of dwellings rather than on the basis of land use 270.

LAND USE: 310 - Hotel

A hotel is a place of lodging that provides sleeping accommodations, restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, and other retail and service shops. Some of the sites included in this land use category are actually large motels providing the facilities of a hotel noted above.

LAND USE: 311 - All Suites Hotel

All suites hotels are places of lodging that provide sleeping accommodations, a small restaurant and lounge, and a small amount of meeting space. Each suite includes a sitting room and separate bedroom; often, limited kitchen facilities are provided within the suite. These hotels are located primarily in suburban areas.

LAND USE: 312 - Business Hotel

Business hotels are places of lodging aimed toward the business traveler. They provide sleeping accommodations and other limited facilities, such as a breakfast buffet bar and an afternoon beverage bar (no lunch or dinner is served, and no meeting facilities are provided). Each unit is a large single room. All locations nationwide are in suburban areas.

LAND USE: 320 - Motel

A motel is a place of lodging providing sleeping accommodations and often, a restaurant. Motels generally offer free on-site parking and provide little or no meeting space.

LAND USE: 330 - Resort Hotel

Resort hotels are similar to hotels (land use 310) in that they provide sleeping accommodations, restaurants, cocktail lounges, retail shops, and guest services. The primary difference is that resort hotels cater to the tourist and vacation business, often providing a variety of recreational facilities, rather than convention and meeting business. Resort hotels are normally located in suburban or outlying locations on larger sites than conventional hotels.

LAND USE: 411 - City Park

City parks are owned and operated by a city. The city parks surveyed varied widely as to location, type, and number of facilities, including boating or swimming facilities, ball fields, camp sites, and picnic facilities. Because of the variety of facilities as well as local conditions such as weather, seasonal use of the individual sites is quite different. For example, some of the sites are used primarily for boating or swimming, while others are used for softball games.

LAND USE: 412 - County Park

County parks are owned and operated by a county. The county parks surveyed varied widely as to location, type, and number of facilities, including boating or swimming facilities, ball fields, camp sites, picnic facilities, and general open space. Because of the variety of facilities as well as local conditions such as weather, seasonal use of the individual sites is quite different. For example, some of the sites are used primarily for boating or swimming, while others are used for softball games.

LAND USE: 413 - State Park

State parks are owned and operated by a state. The state parks surveyed varied widely as to location and type and amount of facilities, including hiking trails, boating or swimming facilities, ball fields, camp sites, picnic facilities, and general open space. Because of the variety of facilities as well as local conditions such as weather, seasonal use of the individual sites is quite different. For example, some of the sites are used primarily for boating or swimming, while others are used for hiking or camping.

LAND USE: 414 - Water Slide Park

A water slide park contains water slides, wading pools, refreshment stands, and picnic areas.

LAND USE: 415 - Beach Park

A beach park contains a beach, and possibly other facilities such as changing rooms, rest rooms, picnic facilities, hiking, fishing, and camp sites. Often, in 'season' lifeguards are provided.

LAND USE: 416 - Campground/Recreational Vehicle Park

Campgrounds and recreational vehicle parks are recreational sites that accommodate campers, trailers, tents, and recreational vehicles. They are found in a variety of locations and provide a variety of facilities, often including restrooms with showers, recreational facilities such as a swimming pool, a convenience store, and a laundromat.

LAND USE: 417 - Regional Park

Regional parks are owned and operated by a regional park authority. The regional parks surveyed varied widely as to location and type and amount of facilities, including hiking trails, lakes, pools, ball fields, camp sites, picnic facilities and general open space. Because of the variety of facilities as well as local conditions such as weather, seasonal use of the individual sites is quite different. For example, some of the sites are used primarily for boating or swimming, while others are used for hiking or camping, etc.

LAND USE: 418 - National Monument

National monuments vary widely as to type of facilities and location. Many house scenic observation points or towers, or are historical monuments.

LAND USE: 420 - Marina

Marinas can include both public and private facilities. In addition to docks and berths for boats, some of the sites surveyed also had social and club activities, limited retail, and restaurants.

LAND USE: 430 - Golf Course

The golf courses included in this analysis were 9, 18, and 27 hole municipal courses and private country clubs. Some sites have driving ranges and clubhouses with a pro shop, and/or restaurant, lounge, and banquet facilities. Many of the municipal courses do not have any of these facilities.

LAND USE: 431 - Miniature Golf Course

Miniature golf courses are free-standing and consist of one or more individual putting courses, and may or may not include limited game rooms or refreshment services.

LAND USE: 432 - Golf Driving Range

Golf driving ranges are outdoor facilities containing driving tees for golfers to practice. These facilities may also provide individual or small group lessons; some sites have pro shops and/or small refreshments facilities.

LAND USE: 435 - Multipurpose Recreational Facility

Multipurpose recreational facilities contain two or more of the following land uses combined at one site: miniature golf, batting cages, video arcade, bumper boats, go-carts, and golf driving ranges.

LAND USE: 441 - Live Theater

Live theater is in a building or open air setting and includes a stage, a backstage area, dressing rooms, seats for the audience, and a lobby area.

LAND USE: 443 - Movie Theater without matinee

A movie theater consists of audience seating, single or multiple screens and auditoriums, and a lobby and refreshment stand. Movie theaters without matinees show movies on weekday evenings and weekends only; there are no weekday daytime showings.

LAND USE: 444 - Movie Theater with matinee

A movie theater consists of audience seating, single or multiple screens and auditoriums, and a lobby and refreshment stand. Movie theaters with matinees show movies on weekday afternoons and evenings, as well as on weekends.

LAND USE: 452 - Horse Racetrack

The horse racetrack where data was collected includes a spectator stadium, parking, track, stables, and housing for workers.

LAND USE: 453 - Automobile Racetrack

Automobile racetracks are facilities that contain a racetrack, spectator seating, parking, and restaurant/refreshment areas.

LAND USE: 454 - Dog Racetrack

Dog racetracks include a spectator stadium, parking, track, and possibly stables and housing for workers.

LAND USE: 460 - Arena

An arena is a large indoor structure in which spectator events are held. These events vary from professional ice hockey and basketball to non-sporting events such as concerts, shows, or religious services. Arenas are generally provided with large parking facilities, except when located in or around the downtown of a large city.

LAND USE: 465 - Ice Rink

Ice rinks are facilities used for ice-skating oriented sports and entertainment activities. They may contain spectator seating, refreshment areas, and amenities.

LAND USE: 473 - Casino/Video Lottery Establishment

Casino/video lottery establishments are businesses that provide electronic or manually controlled slot machines. Full food service is generally not provided at these facilities; however, refreshments and alcoholic beverages may be served.

LAND USE: 480 - Amusement Park

An amusement park contains rides, entertainment, refreshment stands, and picnic areas.

LAND USE: 481 - Zoo

A zoo contains wild animals, refreshment stands, and picnic areas.

LAND USE: 491 - Tennis Courts

Tennis courts are indoor or outdoor facilities specifically designed for playing tennis. Other on-site facilities may include limited spectator seating and a parking lot. Tennis courts can either be public or private facilities.

LAND USE: 492 - Racquet Club

Racquet clubs are privately-owned facilities with tennis courts, and other facilities often including swimming pools and whirlpools, saunas, racquetball and handball courts, exercise classes, and weightlifting equipment.

LAND USE: 493 - Health Club

Health clubs are privately-owned facilities that may include swimming pools, whirlpools, saunas, tennis, racquetball and handball courts, exercise classes, weightlifting and gymnastics equipment, locker rooms, and a restaurant or snack bar.

LAND USE: 494 - Bowling Alley

Bowling alleys are recreational facilities that include bowling lanes. A small lounge, restaurant and/or snack bar, video games and pool tables, may also be available.

LAND USE: 495 - Recreational Community Center

Recreational community centers are facilities similar to and including YMCAs, often including classes and clubs for adults and children, day care or a nursery school, meeting rooms, swimming pools and whirlpools, saunas, tennis, racquetball, and handball courts, exercise classes, weightlifting and gymnastics equipment, locker rooms, and a restaurant or snack bar.

LAND USE: 501 - Military Base

Most of the military bases surveyed were air force bases, containing offices, training facilities, housing facilities, dining facilities, and recreational facilities.

LAND USE: 520 - Elementary School

Elementary schools serve students between the kindergarten and middle school or junior high school levels. Usually, they are centrally located in residential communities in order to facilitate student access and have no student drivers.

LAND USE: 521 - Private School (K-12)

Private schools serve students between kindergarten and high school, students may travel a long distance to get to private schools.

LAND USE: 522 - Middle School/Junior High School

Middle schools or junior high schools serve students who have completed elementary school and have not yet entered high school.

LAND USE: 530 - High School

High schools are for students who have completed middle school or junior high school. The high schools analyzed were generally separated from other land uses and had exclusive access points and parking facilities. Acreage and floor space varied widely with populations served and the social and economic characteristics of the area.

LAND USE: 540 - Junior/Community College

This land use includes two-year junior colleges or community colleges. A number of two year institutions have sizable evening programs. The two year colleges analyzed were generally separated from other land uses and had exclusive access points, and parking facilities. Acreage, floor space, staff, and parking accommodations vary widely with populations served and the social and economic characteristics of the area; thus, the student enrollment seems to be the most consistent basis for establishing trip generation rates.

LAND USE: 550 - University/College

This land use includes four-year and graduate educational institutions. Acreage, floor space, staff, and parking accommodations vary widely with populations served and the social and economic characteristics of the area; thus, the student enrollment seems to be the most consistent basis for establishing trip generation rates.

LAND USE: 560 - Church

A church is a building providing public worship facilities, and generally houses an assembly hall or sanctuary, meeting rooms, classrooms, and occasionally dining, catering, or party facilities.

LAND USE: 561 - Synagogue

A synagogue is a building providing public worship facilities, and generally houses an assembly hall or sanctuary, meeting rooms, classrooms, and occasionally dining, catering, or party facilities. The Sabbath is celebrated on Friday evenings and all day Saturday. Reform, conservative, and orthodox synagogues each have different trip characteristics.

LAND USE: 565 - Day Care Center

A day care center is a facility where care for pre-school age children is provided, normally during the daytime hours. Day care facilities generally include classrooms, offices, eating areas, and playgrounds. Some centers also provide after-school care for older children.

LAND USE: 566 - Cemetery

A cemetery is a place for burying the dead, possibly including buildings used for funeral services, a mausoleum, and a crematorium.

LAND USE: 571 - Prison

A prison is a place for housing persons convicted of committing a crime or awaiting trial, usually including cells, dining and food preparation facilities, limited recreational facilities, work areas, and offices.

LAND USE: 590 - Library

A library can be either a public or private facility, and houses shelves containing books, reading rooms, or areas, and possibly, meeting rooms.

LAND USE: 591 - Lodge/Fraternal Organization

A lodge/fraternal organization typically includes a club house with dining and drinking facilities, recreational and entertainment facilities, and meeting rooms.

LAND USE: 610 - Hospital

The term hospital refers to an institution where medical or surgical care is given to non-ambulatory and ambulatory patients, and overnight accommodations are provided. The term does not, however, refer to medical clinics (facilities that provide diagnoses and

outpatient care only) or to nursing homes (facilities devoted to the care of persons unable to care for themselves).

LAND USE: 620 - Nursing Home

A nursing home is defined as any facility whose primary function is to care for persons unable to care for themselves. The term is applicable not only to rest homes, which are primarily for the aged, but also to chronic and convalescent homes. This type of facility is characterized by residents who do little or no driving. Traffic is primarily generated by employees, visitors, and deliveries.

LAND USE: 630 - Clinic

A clinic is defined as any facility that provides limited diagnostic and outpatient medical care, but is unable to provide prolonged in-house medical/surgical care.

LAND USE: 710 - General Office Building

A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organization, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services such as a bank or savings and loan, a restaurant or cafeteria, and service retail facilities.

LAND USE: 714 - Corporate Headquarters Building

A corporate headquarters building is a single tenant office building housing the corporate headquarters of a company or organization, and generally containing offices, meeting rooms, space for file storage and data processing, a restaurant or cafeteria, and other service functions.

LAND USE: 715 - Single Tenant Office Building

A single tenant office building generally contains the offices, meeting rooms, and space for file storage and data processing of a single business or company, and possible other service functions including a restaurant or cafeteria.

LAND USE: 720 - Medical-Dental Office Building

A medical office is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical/surgical care. A medical office is generally operated by one or more private physicians or dentists.

LAND USE: 730 - Government Office Building

A government office building is an individual building containing the entire function or simply one agency of a city, county, state, federal government or other governmental unit. It differs from a government office complex - land use 733 (formerly called a civic center) in that it is not a group of several buildings that are interconnected with pedestrian walkways.

LAND USE: 731 - State Motor Vehicles Department

The State Motor Vehicles Department is typically an office-type building housing driver license testing, vehicle registration, and related functions.

LAND USE: 732 - U.S. Post Office

A U.S. Post Office is a federal building housing service windows for mailing packages and letters, post office boxes, offices, and sorting and distributing facilities for mail, and vehicle storage areas.

LAND USE: 733 - Government Office Complex

A government office complex is a complex of buildings housing a variety of functions of a city, county, state, federal government or other governmental unit, or multiple governmental units. It differs from a government office building (land use 730) in that it is a group of buildings that are interconnected with pedestrian walkways. This land use was formerly called a civic center.

LAND USE: 750 - Office Park

Office parks are generally suburban subdivisions or planned unit developments containing general office buildings and support services such as banks, savings and loan institutions, restaurants, and service stations arranged in a park-like or campus-like atmosphere.

LAND USE: 760 - Research and Development Center

Research centers are facilities or groups of facilities devoted nearly exclusively to research and development activities. They may also contain offices and light fabrication areas.

LAND USE: 770 - Business Park

Business parks consist of a group of flex-type or incubator one-or two-story buildings served by a common roadway system. The tenant space is flexible to house a variety of uses; the rear side of the building is usually served by a garage door. Tenants may be start-up companies or small mature companies that require a variety of space.

LAND USE: 812 - Building Materials and Lumber Store

A building materials/lumber store is a small free-standing building that sells hardware, building materials, and lumber. The lumber may be in the main building or in a yard or storage shed. The storage areas are not included in the total gross floor areas reported. The buildings contained in this land use are less than 25,000 gross square feet in size.

LAND USE: 813 - Free-Standing Discount Superstore

The discount superstores in this category are similar to the free-standing discount stores described in land use 815 with the exception that they also contain a full service grocery department under the same roof that shares entrances and exits with the discount store area. They are free-standing stores with off-street parking. The stores usually offer a

variety of customer services, centralized cashiering, and a wide range of products. They typically maintain long store hours seven days a week. The stores included in this data are often the only store on a site, but can also be found in mutual operation with a related or unrelated garden center and/or service station. They also are sometimes found as separate parcels within a retail complex with their own dedicated parking area.

LAND USE: 814 - Specialty Retail Center

Specialty retail centers are generally small strip shopping centers containing a variety of retail shops, specializing in quality apparel, hard goods, services such as real estate office, dance studios, or florists, and small restaurants.

LAND USE: 815 - Free-Standing Discount Store

The discount stores in this category are free-standing with off-street parking. They usually offer a variety of customer services, centralized cashiering, and a wide range of products. They typically maintain long store hours seven days a week. The stores included in this data are often the only store on a site, but can also be found in mutual operation with a related or unrelated garden center or service station. They also are sometimes found as separate parcels within a retail complex with their own dedicated parking.

LAND USE: 816 - Hardware/Paint Store

Hardware and paint stores are generally free-standing buildings with off-street parking.

LAND USE: 817 - Nursery (Garden Center)

A nursery or garden center is a free-standing building with a yard of planting or landscape stock. The nurseries surveyed primarily serve the general public. Some have large greenhouses; some offer landscaping services. Most have office, storage, and shipping facilities. This type of business is characterized by seasonal variations in trip characteristics.

LAND USE: 818 - Nursery (Wholesale)

A wholesale nursery is a free-standing building with a yard of planting or landscape stock. The nurseries surveyed primarily serve contractors and suppliers. Some have large greenhouses; some offer landscaping services. Most have office, storage, and shipping facilities. This type of business is characterized by seasonal variations in trip characteristics.

LAND USE: 820 - Shopping Center

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Its composition is related to its market area in terms of size, location, and type of store. Shopping centers provide on-site parking facilities. Surveys for this land use included neighborhood centers, community centers, regional centers, and super regional centers. They ranged in size from 1,700 to 2,200,000 square feet of gross leasable area. Some of the centers included non-merchandising uses

such as office buildings, movie theaters, post offices, banks, health clubs, and recreational facilities such as ice skating rinks or indoor miniature golf courses.

LAND USE: 823 - Factory Outlet Center

A factory outlet center is a type of shopping center that primarily houses factory outlet stores, attracting customers from a wide geographic area, very often even from a larger area than a regional shopping center.

LAND USE: 831 - Quality Restaurant

This land use consists of eating establishments of high quality and with turnover rates generally of at least one hour or longer. Generally, quality restaurants do not serve breakfast, some do not serve lunch; all serve dinner. Typically, the restaurants included in this land use are not a chain, and reservations are required.

LAND USE: 832 – High-Turnover (Sit-Down) Restaurant

This land use consists of sit-down eating establishments with turnover rates generally of one hour or less. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours per day. Some facilities contained within this land use may also contain a bar area for serving food and alcoholic drinks.

LAND USE: 833 - Fast-Food Restaurant without Drive-Through Window

This land use includes fast-food restaurants without drive-through windows. This type of restaurant is characterized by a large carryout clientele; long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours); and high turnover rates for eat-in customers.

LAND USE: 834 - Fast-Food Restaurant with Drive-Through Window

This land use includes fast-food restaurants with drive-through windows. This type of restaurant is characterized by a large carryout clientele; long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours); and high turnover rates for eat-in customers.

LAND USE: 835 - Fast-Food Restaurant with Drive-Through Window and No Indoor Seating

This category includes fast-food restaurants with drive-through service only. These facilities typically have very small building areas and may provide a limited amount of outside seating.

LAND USE: 836 - Drinking Place

A drinking place contains a bar where alcoholic beverages and snacks are served and possibly some type of entertainment such as music, television screens, video games, or pool tables.

LAND USE: 837 - Quick Lubrication Vehicle Shop

A quick lubrication vehicle shop is a business where the primary activity is to perform oil change services for vehicles. Other ancillary services provided may include preventative maintenance, such as fluid and filter changes. Automobile repair service is generally not provided.

LAND USE: 840 - Automobile Care Center

An automobile care center houses numerous tenants providing automobile related services, including a mix of repair and servicing facilities, automobile stereo installation, seat cover upholstery, etc.

LAND USE: 841 - New Car Sales

New car sales facilities are generally located as strip development along major arterial streets that already have a preponderance of commercial development. Generally included are automobile services and parts sales along with a sometimes substantial used-car sales operation. Some dealerships also include leasing activities and truck sales and servicing.

LAND USE: 843 - Automobile Parts Sales

Automobile parts facilities specialize in the sale of automobile parts for do-it-yourself maintenance and repair. Items sold at these facilities include items such as spark plugs, distributor caps, and batteries. These facilities are not equipped for on-site vehicle repair.

LAND USE: 844 - Gasoline/Service Station

Service stations generally are located at intersections or freeway interchanges and have facilities for fueling motor vehicles. They may also include facilities for servicing and repairing motor vehicles. This land use includes service stations without convenience stores or car washes. The independent variable "vehicle fueling position" is defined as the maximum number of vehicles that can be fueled simultaneously.

LAND USE: 845 - Gasoline/Service Station with Convenience Market

Service stations generally are located at intersections or freeway interchanges. This land use includes service stations with convenience markets where the primary business is the fueling of motor vehicles, although they may also have facilities for servicing and repairing motor vehicles. Some commonly sold convenience items are newspapers, coffee or other beverages, and snack items that are generally consumed in the car. This land use does not include stations with car washes. The independent variable "vehicle fueling position" is defined as the maximum number of vehicles that can be fueled simultaneously.

LAND USE: 846 - Gasoline/Service Station with Convenience Market and Car Wash

Service stations generally are located at intersections or freeway interchanges. This land use includes service stations with convenience markets and car washes where the primary

business is the fueling of motor vehicles, although they may also include facilities for servicing and repairing motor vehicles. The independent variable “vehicle fueling position” is defined as the maximum number of vehicles that can be fueled simultaneously.

LAND USE: 847 - Self Service Car Wash

The facilities surveyed are manual operations where the driver parks and washes a vehicle in a stall.

LAND USE: 848 - Tire Store

The tire stores surveyed sell tires, and provide installation and possibly other automobile maintenance functions and customer services. These stores generally do not contain large storage or warehouse areas.

LAND USE: 849 - Wholesale Tire Store

Wholesale tire stores are warehouse type facilities with the primary function of selling and installing tires for automobiles and small trucks. Other services provided may include automotive maintenance functions such as wheel alignment or shock and brake service, and customer services. A tire display, customer waiting lounge and restroom facilities, staff office space, and significant storage area are also provided. General mechanical repairs and body work are usually not conducted at these facilities.

LAND USE: 850 - Supermarket

Supermarkets are typically free-standing retail stores selling a complete assortment of food, food preparation and wrapping material, and household cleaning and servicing items. Supermarkets may also contain facilities such as money machines, photo centers, pharmacies, and video rental areas.

LAND USE: 851 - Convenience Market (Open 24 hours)

Convenience markets in this classification are usually open 24 hours per day, depending on the management and possibly the location. These markets sell convenience foods, newspapers, magazines, and often beer and wine, but do not have gasoline pumps.

LAND USE: 852 - Convenience Market (Open 15-16 hours)

Convenience markets are usually open 15 to 16 hours per day. These markets sell convenience foods, newspapers, magazines, and often beer and wine, but do not have gasoline pumps.

LAND USE: 853 - Convenience Market with Gasoline Pumps

The convenience markets surveyed sell gasoline, convenience foods, newspapers, magazines, and often beer and wine. This land use includes convenience markets with gasoline pumps where the primary business is the selling of convenience items, not the fueling of motor vehicles.

LAND USE: 854 - Discount Supermarket

Discount supermarkets are typically free-standing retail stores selling a complete assortment of food (often in bulk), food preparation and wrapping materials, and household cleaning and servicing items, at discounted prices.

LAND USE: 860 - Wholesale Market

Wholesale markets generally include large storage and distribution areas for receiving goods (such as produce) and shipping these goods to places such as grocery stores and restaurants. Generally, these markets are characterized by little drive-in business, and truck deliveries and pick-ups at all hours of the day.

LAND USE: 861 - Discount Club

A discount club is a discount store/warehouse whose shoppers pay a membership fee in order to take advantage of discounted prices on a wide variety of items including food, clothing, tires, appliances, etc. Many items are sold in bulk.

LAND USE: 862 - Home Improvement Superstore

Home improvement superstores are free-standing warehouse type facilities with off-street parking. Home improvement superstores generally offer a variety of customer services and centralized cashiering, and they specialize in the sale of home improvement merchandise. They typically maintain long store hours seven days a week. Examples of items sold in these stores include lumber, tools, paint, lighting, wallpaper and paneling, kitchen and bathroom fixtures, lawn equipment, and garden plants and accessories. The stores included in this data are often the only ones on the site, but they can also be found in mutual operation with a related or unrelated garden center. The buildings contained in this land use usually range in size from 25,000 to 150,000 square feet of gross floor area.

LAND USE: 863 - Electronics Superstore

Electronics superstores are free-standing warehouse type facilities with off-street parking. Electronics superstores generally offer a variety of customer services and centralized cashiering, and they specialize in the sale of home and vehicle electronic merchandise. They typically maintain long store hours seven days a week. Examples of items sold in these stores include televisions, compact disc and cassette tape players, compact discs and tapes, cameras, radios, videos, and general electronic accessories. Major home appliances may also be sold at these facilities. The stores included in this data may or may not be the only ones on the site.

LAND USE: 864 - Toy/Children's Superstore

Toy/children's superstores are free-standing warehouse type facilities with off-street parking. Toy/children's superstores generally offer a variety of customer services and centralized cashiering, and they specialize in the sale of child-oriented merchandise. They typically maintain long store hours seven days a week. Examples of items sold in these stores include board and video game systems, toys, bicycles/tricycles, wagons,

outdoor play equipment, and school supplies. Some may also carry children's clothing. The stores included in this data may or may not be the only ones on the site.

LAND USE: 870 - Apparel Store

An apparel store is an individual store specializing in the sale of clothing.

LAND USE: 880 - Pharmacy/Drugstore without Drive-Through Window

Pharmacies/drugstores are retail facilities that primarily sell prescription and non-prescription drugs. These facilities may also sell cosmetics, toiletries, medications, stationery, personal care products, limited food products, and general merchandise. The drugstores in this category do not contain drive-through windows.

LAND USE: 881 - Pharmacy/Drugstore with Drive-Through Window

Pharmacies/drugstores are retail facilities that primarily sell prescription and non-prescription drugs. These facilities may also sell cosmetics, toiletries, medications, stationery, personal care products, limited food products, and general merchandise. The drugstores in this category contain drive-through windows.

LAND USE: 890 - Furniture Store

A furniture store specializes in the sale of furniture, and often carpeting. Furniture stores are generally large, and include storage areas. The sites surveyed include both traditional furniture stores and warehouse stores with showrooms.

LAND USE: 895 - Video Arcade

A video arcade is a building or space in which video game units are played for a fee. Arcades generally contain 20 to 100 individual game units.

LAND USE: 896 - Video Rental Store

Video rental stores are businesses specializing in the rental of home movies and video games. Movies and video games may also be available for purchase. They typically maintain long store hours and are usually open seven days a week.

LAND USE: 911 - Walk-in Bank

Walk-in banks are generally freestanding buildings with their own parking lots. These banks do not have drive-in windows.

LAND USE: 912 - Drive-in Bank

Drive-in banks provide banking facilities for the motorist while in a vehicle; many also serve patrons who walk into the building.

Source: *Trip Generation*, Sixth Edition, Institute of Transportation Engineers, 1997.

APPENDIX F

PROJECT SCREENING ANALYSIS TABLES

Appendix F contains a series of tables of land uses, by project size and year of project completion, that will exceed at least one of the reactive organic compounds (ROC) and oxides of nitrogen (NO_x) significance thresholds described in Chapter 3, Air Quality Significance Thresholds (see also Section 5.3.1, "Project Screening Analysis Tables"). Projects smaller than the applicable threshold values in Appendix F will not have a significant adverse impact on air quality with respect to ROC and/or NO_x emissions. Although a project may fall below the applicable ROC or NO_x threshold values in Appendix F, the project should still be assessed for other potential significant air quality impacts, such as fugitive dust, odors, toxic air contaminants, and consistency with the *Ventura County Air Quality Management Plan*.

If a project is a single land use type (e.g., single family detached housing), Appendix F can be used to determine whether the project is likely to exceed the significance thresholds. If the project size is near the size necessary to exceed the significance thresholds, the URBEMIS program should be run, using either the screening analysis mode (see Section 5.3.2, "URBEMIS Computer Program -Screening Analysis Mode"), or a detailed run (see Section 5.3.3, "URBEMIS Computer Program - Detailed Run"). Also, if there are unique conditions about a project that deviate from the Ventura County default values (see Section 5.3.3.1), the screening analysis tables are not appropriate, and either an URBEMIS screening analysis run or detailed run should be performed.

The information presented in the following tables is based on URBEMIS2002 for Windows and EMFAC2002, since these are the most recent versions of the computer programs at the current time. APCD recommends that lead agencies use the most recent version of URBEMIS adopted by the California Air Resources Board and the corresponding version of EMFAC. Therefore, if a more current version of URBEMIS is available, the District recommends using the more current version of URBEMIS instead of these tables.

The tables in this appendix were generated using the default values for Ventura County, and the default trip generation rates in URBEMIS. These trip generation rates are from the Institute of Transportation Engineers *Trip Generation*, Sixth edition, and other sources, as documented in the User's Guide for URBEMIS. The "pass-by trip" option was selected for all land use categories. Emissions from area sources (e.g., natural gas usage, landscaping equipment, and consumer products) have also been included in the tables.

The project screening analysis mode in the URBEMIS program and the project screening analysis tables in Appendix F of this Guidelines use the default vehicle fleet mix for calculating estimated project emissions. Therefore, for projects where the fleet mix includes a greater percentage of heavy-duty vehicle trips than the default fleet mix, project emissions may be significantly underestimated in the screening analysis mode and the screening analysis tables. An example of this situation might be a warehouse facility

where the vehicle trips are predominantly heavy-duty diesel trips. The District recommends that if a lead agency determines that the expected vehicle fleet mix for a project will include more heavy duty vehicles than the default fleet mix, project screening analyses are not appropriate.

APPENDIX F
PROJECT SCREENING ANALYSIS TABLES

Analysis Year: 2003

Significance Threshold: 25 lbs/day

Project Size That Will
Exceed ROC or NOx
Significance Threshold

| Code* | Land Use | |
|-------|---|----------------------|
| 210 | Single Family Detached Housing | 99 dwelling units |
| 211 | Low-Rise Apartment | 127 dwelling units |
| 230 | Condominium/Townhouse, General | 171 dwelling units |
| 270 | Residential Planned Unit Development | 199 dwelling units |
| --- | Nursing Home | 338 dwelling units |
| 565 | Day-Care Center | 25,900 sq. ft. |
| 831 | Quality Restaurant | 23,800 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 15,800 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 2,900 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 4,200 sq. ft. |
| 863 | Electronics Superstore | 46,500 sq. ft. |
| 862 | Home Improvement Superstore | 61,900 sq. ft. |
| --- | Strip Mall | 52,500 sq. ft. |
| 816 | Hardware/Paint Store | 40,900 sq. ft. |
| 850 | Supermarket | 19,000 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 2,900 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 2,520 sq. ft. |
| 844 | Service Station | 13 fueling positions |
| 710 | General Office Building | 123,000 sq. ft. |
| 750 | Office Park | 97,900 sq. ft. |
| 720 | Medical Office Building | 54,200 sq. ft. |
| 110 | General Light Industrial | 201,400 sq. ft. |
| 130 | Industrial Park | 148,700 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

Analysis Year: 2003

Significance Threshold: 5 lbs/day

Project Size That Will
Exceed ROC or NOx
Significance Threshold

| Code* | Land Use | |
|-------|---|---------------------|
| 210 | Single Family Detached Housing | 18 dwelling units |
| 211 | Low-Rise Apartment | 15 dwelling units |
| 230 | Condominium/Townhouse, General | 26 dwelling units |
| 270 | Residential Planned Unit Development | 35 dwelling units |
| --- | Nursing Home | 67 dwelling units |
| 565 | Day-Care Center | 5,200 sq. ft. |
| 831 | Quality Restaurant | 4,000 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 3,200 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 600 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 900 sq. ft. |
| 863 | Electronics Superstore | 9,300 sq. ft. |
| 862 | Home Improvement Superstore | 17,300 sq. ft. |
| --- | Strip Mall | 10,500 sq. ft. |
| 816 | Hardware/Paint Store | 8,200 sq. ft. |
| 850 | Supermarket | 3,800 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 580 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 510 sq. ft. |
| 844 | Service Station | 3 fueling positions |
| 710 | General Office Building | 15,400 sq. ft. |
| 750 | Office Park | 9,400 sq. ft. |
| 720 | Medical Office Building | 15,000 sq. ft. |
| 110 | General Light Industrial | 46,100sq. ft. |
| 130 | Industrial Park | 7,900 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

APPENDIX F
PROJECT SCREENING ANALYSIS TABLES

Analysis Year: 2004

Significance Threshold: 25 lbs/day

| Code* | Land Use | Project Size That Will Exceed ROC or NOx Significance Threshold |
|-------|---|---|
| 210 | Single Family Detached Housing | 108 dwelling units |
| 211 | Low-Rise Apartment | 144 dwelling units |
| 230 | Condominium/Townhouse, General | 187 dwelling units |
| 270 | Residential Planned Unit Development | 239 dwelling units |
| --- | Nursing Home | 345 dwelling units |
| 565 | Day-Care Center | 28,000 sq. ft. |
| 831 | Quality Restaurant | 26,000 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 17,100 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 3,130 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 4,510 sq. ft. |
| 863 | Electronics Superstore | 50,500 sq. ft. |
| 862 | Home Improvement Superstore | 66,500 sq. ft. |
| --- | Strip Mall | 56,500 sq. ft. |
| 816 | Hardware/Paint Store | 44,200 sq. ft. |
| 850 | Supermarket | 20,600 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 3,130 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 2,730 sq. ft. |
| 844 | Service Station | 14 fueling positions |
| 710 | General Office Building | 137,000 sq. ft. |
| 750 | Office Park | 110,000 sq. ft. |
| 720 | Medical Office Building | 58,300 sq. ft. |
| 110 | General Light Industrial | 218,000 sq. ft. |
| 130 | Industrial Park | 175,000 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

Analysis Year: 2004

Significance Threshold: 5 lbs/day

| Code* | Land Use | Project Size That Will Exceed ROC or NOx Significance Threshold |
|-------|---|---|
| 210 | Single Family Detached Housing | 19 dwelling units |
| 211 | Low-Rise Apartment | 16 dwelling units |
| 230 | Condominium/Townhouse, General | 29 dwelling units |
| 270 | Residential Planned Unit Development | 37 dwelling units |
| --- | Nursing Home | 69 dwelling units |
| 565 | Day-Care Center | 5,600 sq. ft. |
| 831 | Quality Restaurant | 4,400 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 3,500 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 630 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 910 sq. ft. |
| 863 | Electronics Superstore | 10,100 sq. ft. |
| 862 | Home Improvement Superstore | 18,200 sq. ft. |
| --- | Strip Mall | 11,300 sq. ft. |
| 816 | Hardware/Paint Store | 8,900 sq. ft. |
| 850 | Supermarket | 4,100 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 630 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 550 sq. ft. |
| 844 | Service Station | 3 fueling positions |
| 710 | General Office Building | 17,100 sq. ft. |
| 750 | Office Park | 10,200 sq. ft. |
| 720 | Medical Office Building | 15,800 sq. ft. |
| 110 | General Light Industrial | 49,000 sq. ft. |
| 130 | Industrial Park | 8,600 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

APPENDIX F
PROJECT SCREENING ANALYSIS TABLES

Analysis Year: 2005

Significance Threshold: 25 lbs/day

Project Size That Will
Exceed ROC or NOx
Significance Threshold

| Code* | Land Use | |
|-------|---|----------------------|
| 210 | Single Family Detached Housing | 117 dwelling units |
| 211 | Low-Rise Apartment | 160 dwelling units |
| 230 | Condominium/Townhouse, General | 203 dwelling units |
| 270 | Residential Planned Unit Development | 256 dwelling units |
| --- | Nursing Home | 354 dwelling units |
| 565 | Day-Care Center | 30,100 sq. ft. |
| 831 | Quality Restaurant | 28,200 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 18,400 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 3,370 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 4,860 sq. ft. |
| 863 | Electronics Superstore | 54,000 sq. ft. |
| 862 | Home Improvement Superstore | 70,900 sq. ft. |
| --- | Strip Mall | 60,600 sq. ft. |
| 816 | Hardware/Paint Store | 47,500 sq. ft. |
| 850 | Supermarket | 22,100 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 3,360 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 2,940 sq. ft. |
| 844 | Service Station | 15 fueling positions |
| 710 | General Office Building | 150,000 sq. ft. |
| 750 | Office Park | 120,500 sq. ft. |
| 720 | Medical Office Building | 62,200 sq. ft. |
| 110 | General Light Industrial | 233,500 sq. ft. |
| 130 | Industrial Park | 199,500 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

Analysis Year: 2005

Significance Threshold: 5 lbs/day

Project Size That Will
Exceed ROC or NOx
Significance Threshold

| Code* | Land Use | |
|-------|---|---------------------|
| 210 | Single Family Detached Housing | 21 dwelling units |
| 211 | Low-Rise Apartment | 17 dwelling units |
| 230 | Condominium/Townhouse, General | 31 dwelling units |
| 270 | Residential Planned Unit Development | 39 dwelling units |
| --- | Nursing Home | 70 dwelling units |
| 565 | Day-Care Center | 6,100 sq. ft. |
| 831 | Quality Restaurant | 4,800 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 3,700 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 671 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 970 sq. ft. |
| 863 | Electronics Superstore | 10,800 sq. ft. |
| 862 | Home Improvement Superstore | 19,100 sq. ft. |
| --- | Strip Mall | 12,100 sq. ft. |
| 816 | Hardware/Paint Store | 9,500 sq. ft. |
| 850 | Supermarket | 4,500 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 680 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 590 sq. ft. |
| 844 | Service Station | 3 fueling positions |
| 710 | General Office Building | 18,700 sq. ft. |
| 750 | Office Park | 11,000 sq. ft. |
| 720 | Medical Office Building | 16,600 sq. ft. |
| 110 | General Light Industrial | 52,000 sq. ft. |
| 130 | Industrial Park | 9,200 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

APPENDIX F
PROJECT SCREENING ANALYSIS TABLES

Analysis Year: 2006

Significance Threshold: 25 lbs/day

| Code* | Land Use | Project Size That Will Exceed ROC or NOx Significance Threshold |
|-------|---|---|
| 210 | Single Family Detached Housing | 126 dwelling units |
| 211 | Low-Rise Apartment | 176 dwelling units |
| 230 | Condominium/Townhouse, General | 220 dwelling units |
| 270 | Residential Planned Unit Development | 225 dwelling units |
| --- | Nursing Home | 358 dwelling units |
| 565 | Day-Care Center | 32,300 sq. ft. |
| 831 | Quality Restaurant | 30,400 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 19,700 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 3,610 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 5,210 sq. ft. |
| 863 | Electronics Superstore | 57,900 sq. ft. |
| 862 | Home Improvement Superstore | 75,400 sq. ft. |
| --- | Strip Mall | 64,900 sq. ft. |
| 816 | Hardware/Paint Store | 50,900 sq. ft. |
| 850 | Supermarket | 23,700 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 3,610 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 3,150 sq. ft. |
| 844 | Service Station | 16 fueling positions |
| 710 | General Office Building | 163,000 sq. ft. |
| 750 | Office Park | 131,600 sq. ft. |
| 720 | Medical Office Building | 66,300 sq. ft. |
| 110 | General Light Industrial | 249,500 sq. ft. |
| 130 | Industrial Park | 226,000 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

Analysis Year: 2006

Significance Threshold: 5 lbs/day

| Code* | Land Use | Project Size That Will Exceed ROC or NOx Significance Threshold |
|-------|---|---|
| 210 | Single Family Detached Housing | 22 dwelling units |
| 211 | Low-Rise Apartment | 18 dwelling units |
| 230 | Condominium/Townhouse, General | 34 dwelling units |
| 270 | Residential Planned Unit Development | 41 dwelling units |
| --- | Nursing Home | 71 dwelling units |
| 565 | Day-Care Center | 6,500 sq. ft. |
| 831 | Quality Restaurant | 5,100 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 4,000 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 730 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 1,050 sq. ft. |
| 863 | Electronics Superstore | 11,600 sq. ft. |
| 862 | Home Improvement Superstore | 20,000 sq. ft. |
| --- | Strip Mall | 13,000 sq. ft. |
| 816 | Hardware/Paint Store | 10,200 sq. ft. |
| 850 | Supermarket | 4,800 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 720 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 630 sq. ft. |
| 844 | Service Station | 4 fueling positions |
| 710 | General Office Building | 20,500 sq. ft. |
| 750 | Office Park | 11,800 sq. ft. |
| 720 | Medical Office Building | 17,400 sq. ft. |
| 110 | General Light Industrial | 54,500 sq. ft. |
| 130 | Industrial Park | 9,900 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

APPENDIX F
PROJECT SCREENING ANALYSIS TABLES

Analysis Year: 2007

Significance Threshold: 25 lbs/day

Project Size That Will
Exceed ROC or NOx
Significance Threshold

| Code* | Land Use | |
|-------|---|----------------------|
| 210 | Single Family Detached Housing | 134 dwelling units |
| 211 | Low-Rise Apartment | 192 dwelling units |
| 230 | Condominium/Townhouse, General | 222 dwelling units |
| 270 | Residential Planned Unit Development | 235 dwelling units |
| --- | Nursing Home | 365 dwelling units |
| 565 | Day-Care Center | 34,400 sq. ft. |
| 831 | Quality Restaurant | 32,600 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 21,000 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 3,850 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 5,550 sq. ft. |
| 863 | Electronics Superstore | 61,600 sq. ft. |
| 862 | Home Improvement Superstore | 79,800 sq. ft. |
| --- | Strip Mall | 69,100 sq. ft. |
| 816 | Hardware/Paint Store | 54,200 sq. ft. |
| 850 | Supermarket | 25,200 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 3,850 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 3,360 sq. ft. |
| 844 | Service Station | 17 fueling positions |
| 710 | General Office Building | 176,500 sq. ft. |
| 750 | Office Park | 142,400 sq. ft. |
| 720 | Medical Office Building | 70,300 sq. ft. |
| 110 | General Light Industrial | 265,500 sq. ft. |
| 130 | Industrial Park | 251,000 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

Analysis Year: 2007

Significance Threshold: 5 lbs/day

Project Size That Will
Exceed ROC or NOx
Significance Threshold

| Code* | Land Use | |
|-------|---|---------------------|
| 210 | Single Family Detached Housing | 24 dwelling units |
| 211 | Low-Rise Apartment | 19 dwelling units |
| 230 | Condominium/Townhouse, General | 37 dwelling units |
| 270 | Residential Planned Unit Development | 42 dwelling units |
| --- | Nursing Home | 72 dwelling units |
| 565 | Day-Care Center | 6,860 sq. ft. |
| 831 | Quality Restaurant | 5,500 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 4,200 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 770 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 1,110 sq. ft. |
| 863 | Electronics Superstore | 12,300 sq. ft. |
| 862 | Home Improvement Superstore | 20,900 sq. ft. |
| --- | Strip Mall | 13,800 sq. ft. |
| 816 | Hardware/Paint Store | 10,850 sq. ft. |
| 850 | Supermarket | 5,050 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 770 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 670 sq. ft. |
| 844 | Service Station | 4 fueling positions |
| 710 | General Office Building | 22,200 sq. ft. |
| 750 | Office Park | 12,600 sq. ft. |
| 720 | Medical Office Building | 18,200 sq. ft. |
| 110 | General Light Industrial | 57,500 sq. ft. |
| 130 | Industrial Park | 10,600 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

APPENDIX F
PROJECT SCREENING ANALYSIS TABLES

Analysis Year: 2008

Significance Threshold: 25 lbs/day

| Code* | Land Use | Project Size That Will Exceed ROC or NOx Significance Threshold |
|-------|---|---|
| 210 | Single Family Detached Housing | 145 dwelling units |
| 211 | Low-Rise Apartment | 211 dwelling units |
| 230 | Condominium/Townhouse, General | 257 dwelling units |
| 270 | Residential Planned Unit Development | 244 dwelling units |
| --- | Nursing Home | 371 dwelling units |
| 565 | Day-Care Center | 37,000 sq. ft. |
| 831 | Quality Restaurant | 35,500 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 22,700 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 4,150 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 5,990 sq. ft. |
| 863 | Electronics Superstore | 66,500 sq. ft. |
| 862 | Home Improvement Superstore | 85,400 sq. ft. |
| --- | Strip Mall | 74,300 sq. ft. |
| 816 | Hardware/Paint Store | 58,300 sq. ft. |
| 850 | Supermarket | 27,200 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 4,140 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 3,620 sq. ft. |
| 844 | Service Station | 19 fueling positions |
| 710 | General Office Building | 194,000 sq. ft. |
| 750 | Office Park | 156,500 sq. ft. |
| 720 | Medical Office Building | 75,300 sq. ft. |
| 110 | General Light Industrial | 285,500 sq. ft. |
| 130 | Industrial Park | 282,500 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

Analysis Year: 2008

Significance Threshold: 5 lbs/day

| Code* | Land Use | Project Size That Will Exceed ROC or NOx Significance Threshold |
|-------|---|---|
| 210 | Single Family Detached Housing | 26 dwelling units |
| 211 | Low-Rise Apartment | 21 dwelling units |
| 230 | Condominium/Townhouse, General | 40 dwelling units |
| 270 | Residential Planned Unit Development | 44 dwelling units |
| --- | Nursing Home | 74 dwelling units |
| 565 | Day-Care Center | 7,400 sq. ft. |
| 831 | Quality Restaurant | 5,950 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 4,520 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 830 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 1,200 sq. ft. |
| 863 | Electronics Superstore | 13,250 sq. ft. |
| 862 | Home Improvement Superstore | 22,000 sq. ft. |
| --- | Strip Mall | 14,850 sq. ft. |
| 816 | Hardware/Paint Store | 11,650 sq. ft. |
| 850 | Supermarket | 5,450 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 830 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 725 sq. ft. |
| 844 | Service Station | 4 fueling positions |
| 710 | General Office Building | 24,400 sq. ft. |
| 750 | Office Park | 13,500 sq. ft. |
| 720 | Medical Office Building | 19,170 sq. ft. |
| 110 | General Light Industrial | 60,700 sq. ft. |
| 130 | Industrial Park | 11,400 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

APPENDIX F
PROJECT SCREENING ANALYSIS TABLES

Analysis Year: 2009

Significance Threshold: 25 lbs/day

Project Size That Will
Exceed ROC or NOx
Significance Threshold

| Code* | Land Use | Project Size That Will Exceed ROC or NOx Significance Threshold |
|-------|---|---|
| 210 | Single Family Detached Housing | 158 dwelling units |
| 211 | Low-Rise Apartment | 224 dwelling units |
| 230 | Condominium/Townhouse, General | 244 dwelling units |
| 270 | Residential Planned Unit Development | 252 dwelling units |
| --- | Nursing Home | 377 dwelling units |
| 565 | Day-Care Center | 40,150 sq. ft. |
| 831 | Quality Restaurant | 38,850 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 24,600 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 4,510 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 6,510 sq. ft. |
| 863 | Electronics Superstore | 71,900 sq. ft. |
| 862 | Home Improvement Superstore | 92,050 sq. ft. |
| --- | Strip Mall | 80,560 sq. ft. |
| 816 | Hardware/Paint Store | 63,250 sq. ft. |
| 850 | Supermarket | 29,500 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 4,500 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 3,930 sq. ft. |
| 844 | Service Station | 20 fueling positions |
| 710 | General Office Building | 214,700 sq. ft. |
| 750 | Office Park | 172,600 sq. ft. |
| 720 | Medical Office Building | 81,250 sq. ft. |
| 110 | General Light Industrial | 309,600 sq. ft. |
| 130 | Industrial Park | 320,600 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

Analysis Year: 2009

Significance Threshold: 5 lbs/day

Project Size That Will
Exceed ROC or NOx
Significance Threshold

| Code* | Land Use | Project Size That Will Exceed ROC or NOx Significance Threshold |
|-------|---|---|
| 210 | Single Family Detached Housing | 28 dwelling units |
| 211 | Low-Rise Apartment | 23 dwelling units |
| 230 | Condominium/Townhouse, General | 43 dwelling units |
| 270 | Residential Planned Unit Development | 46 dwelling units |
| --- | Nursing Home | 75 dwelling units |
| 565 | Day-Care Center | 8,020 sq. ft. |
| 831 | Quality Restaurant | 6,500 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 4,910 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 910 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 1,300 sq. ft. |
| 863 | Electronics Superstore | 14,350 sq. ft. |
| 862 | Home Improvement Superstore | 23,240 sq. ft. |
| --- | Strip Mall | 16,090 sq. ft. |
| 816 | Hardware/Paint Store | 12,630 sq. ft. |
| 850 | Supermarket | 5,900 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 900 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 785 sq. ft. |
| 844 | Service Station | 4 fueling positions |
| 710 | General Office Building | 27,150 sq. ft. |
| 750 | Office Park | 14,700 sq. ft. |
| 720 | Medical Office Building | 20,400 sq. ft. |
| 110 | General Light Industrial | 64,900 sq. ft. |
| 130 | Industrial Park | 12,400 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

APPENDIX F
PROJECT SCREENING ANALYSIS TABLES

Analysis Year: 2010

Significance Threshold: 25 lbs/day

| Code* | Land Use | Project Size That Will Exceed ROC or NOx Significance Threshold |
|-------|---|---|
| 210 | Single Family Detached Housing | 173 dwelling units |
| 211 | Low-Rise Apartment | 236 dwelling units |
| 230 | Condominium/Townhouse, General | 255 dwelling units |
| 270 | Residential Planned Unit Development | 262 dwelling units |
| --- | Nursing Home | 383 dwelling units |
| 565 | Day-Care Center | 43,900 sq. ft. |
| 831 | Quality Restaurant | 42,900 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 26,900 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 4,950 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 7,120 sq. ft. |
| 863 | Electronics Superstore | 78,500 sq. ft. |
| 862 | Home Improvement Superstore | 99,900 sq. ft. |
| --- | Strip Mall | 88,000 sq. ft. |
| 816 | Hardware/Paint Store | 69,100 sq. ft. |
| 850 | Supermarket | 32,250 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 4,930 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 4,300 sq. ft. |
| 844 | Service Station | 22 fueling positions |
| 710 | General Office Building | 239,600 sq. ft. |
| 750 | Office Park | 191,700 sq. ft. |
| 720 | Medical Office Building | 88,300 sq. ft. |
| 110 | General Light Industrial | 338,000 sq. ft. |
| 130 | Industrial Park | 366,500 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

Analysis Year: 2010

Significance Threshold: 5 lbs/day

| Code* | Land Use | Project Size That Will Exceed ROC or NOx Significance Threshold |
|-------|---|---|
| 210 | Single Family Detached Housing | 31 dwelling units |
| 211 | Low-Rise Apartment | 25 dwelling units |
| 230 | Condominium/Townhouse, General | 45 dwelling units |
| 270 | Residential Planned Unit Development | 48 dwelling units |
| --- | Nursing Home | 76 dwelling units |
| 565 | Day-Care Center | 8,770 sq. ft. |
| 831 | Quality Restaurant | 7,200 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 5,370 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 990 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 1,430 sq. ft. |
| 863 | Electronics Superstore | 15,700 sq. ft. |
| 862 | Home Improvement Superstore | 24,820 sq. ft. |
| --- | Strip Mall | 17,600 sq. ft. |
| 816 | Hardware/Paint Store | 13,800 sq. ft. |
| 850 | Supermarket | 6,450 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 990 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 860 sq. ft. |
| 844 | Service Station | 5 fueling positions |
| 710 | General Office Building | 30,400 sq. ft. |
| 750 | Office Park | 16,100 sq. ft. |
| 720 | Medical Office Building | 21,800 sq. ft. |
| 110 | General Light Industrial | 70,000 sq. ft. |
| 130 | Industrial Park | 13,600 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

APPENDIX F
PROJECT SCREENING ANALYSIS TABLES

Analysis Year: 2015

Significance Threshold: 25 lbs/day

| Code* | Land Use | Project Size That Will Exceed ROC or NOx Significance Threshold |
|-------|---|---|
| 210 | Single Family Detached Housing | 247 dwelling units |
| 211 | Low-Rise Apartment | 294 dwelling units |
| 230 | Condominium/Townhouse, General | 310 dwelling units |
| 270 | Residential Planned Unit Development | 308 dwelling units |
| --- | Nursing Home | 410 dwelling units |
| 565 | Day-Care Center | 71,500 sq. ft. |
| 831 | Quality Restaurant | 73,700 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 44,000 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 8,150 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 11,700 sq. ft. |
| 863 | Electronics Superstore | 126,700 sq. ft. |
| 862 | Home Improvement Superstore | 156,800 sq. ft. |
| --- | Strip Mall | 141,600 sq. ft. |
| 816 | Hardware/Paint Store | 111,800 sq. ft. |
| 850 | Supermarket | 52,700sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 8,100 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 7,070 sq. ft. |
| 844 | Service Station | 36 fueling positions |
| 710 | General Office Building | 429,000 sq. ft. |
| 750 | Office Park | 328,500 sq. ft. |
| 720 | Medical Office Building | 140,100 sq. ft. |
| 110 | General Light Industrial | 551,000 sq. ft. |
| 130 | Industrial Park | 704,000 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

Analysis Year: 2015

Significance Threshold: 5 lbs/day

| Code* | Land Use | Project Size That Will Exceed ROC or NOx Significance Threshold |
|-------|---|---|
| 210 | Single Family Detached Housing | 47 dwelling units |
| 211 | Low-Rise Apartment | 40 dwelling units |
| 230 | Condominium/Townhouse, General | 56 dwelling units |
| 270 | Residential Planned Unit Development | 57 dwelling units |
| --- | Nursing Home | 81 dwelling units |
| 565 | Day-Care Center | 14,300 sq. ft. |
| 831 | Quality Restaurant | 12,400 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 8,780 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 1,650 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 2,340 sq. ft. |
| 863 | Electronics Superstore | 25,300 sq. ft. |
| 862 | Home Improvement Superstore | 36,100 sq. ft. |
| --- | Strip Mall | 28,300 sq. ft. |
| 816 | Hardware/Paint Store | 22,350 sq. ft. |
| 850 | Supermarket | 10,600 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 1,620 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 1,420 sq. ft. |
| 844 | Service Station | 8 fueling positions |
| 710 | General Office Building | 55,800 sq. ft. |
| 750 | Office Park | 37,200 sq. ft. |
| 720 | Medical Office Building | 32,100 sq. ft. |
| 110 | General Light Industrial | 106,600 sq. ft. |
| 130 | Industrial Park | 22,500 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

APPENDIX F
PROJECT SCREENING ANALYSIS TABLES

Analysis Year: 2020

Significance Threshold: 25 lbs/day

| Code* | Land Use | Project Size That Will Exceed ROC or NOx Significance Threshold |
|-------|---|---|
| 210 | Single Family Detached Housing | 284 dwelling units |
| 211 | Low-Rise Apartment | 331 dwelling units |
| 230 | Condominium/Townhouse, General | 345 dwelling units |
| 270 | Residential Planned Unit Development | 339 dwelling units |
| --- | Nursing Home | 428 dwelling units |
| 565 | Day-Care Center | 103,200 sq. ft. |
| 831 | Quality Restaurant | 110,500 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 63,770 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 11,850 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 17,100 sq. ft. |
| 863 | Electronics Superstore | 181,000 sq. ft. |
| 862 | Home Improvement Superstore | 220,500 sq. ft. |
| --- | Strip Mall | 202,000 sq. ft. |
| 816 | Hardware/Paint Store | 160,200 sq. ft. |
| 850 | Supermarket | 76,300sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 11,820 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 10,320 sq. ft. |
| 844 | Service Station | 52 fueling positions |
| 710 | General Office Building | 644,000 sq. ft. |
| 750 | Office Park | 475,000 sq. ft. |
| 720 | Medical Office Building | 199,100 sq. ft. |
| 110 | General Light Industrial | 798,000 sq. ft. |
| 130 | Industrial Park | 1,099,000 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

Analysis Year: 2020

Significance Threshold: 5 lbs/day

| Code* | Land Use | Project Size That Will Exceed ROC or NOx Significance Threshold |
|-------|---|---|
| 210 | Single Family Detached Housing | 54 dwelling units |
| 211 | Low-Rise Apartment | 51 dwelling units |
| 230 | Condominium/Townhouse, General | 64 dwelling units |
| 270 | Residential Planned Unit Development | 64 dwelling units |
| --- | Nursing Home | 85 dwelling units |
| 565 | Day-Care Center | 20,600 sq. ft. |
| 831 | Quality Restaurant | 18,600 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 12,750 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 2,370 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 3,410 sq. ft. |
| 863 | Electronics Superstore | 36,200 sq. ft. |
| 862 | Home Improvement Superstore | 48,700 sq. ft. |
| --- | Strip Mall | 40,300 sq. ft. |
| 816 | Hardware/Paint Store | 32,000 sq. ft. |
| 850 | Supermarket | 15,220 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 2,360 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 2,060 sq. ft. |
| 844 | Service Station | 11 fueling positions |
| 710 | General Office Building | 86,200 sq. ft. |
| 750 | Office Park | 67,700 sq. ft. |
| 720 | Medical Office Building | 43,800 sq. ft. |
| 110 | General Light Industrial | 149,500 sq. ft. |
| 130 | Industrial Park | 65,400 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

APPENDIX F
PROJECT SCREENING ANALYSIS TABLES

Analysis Year: 2025

Significance Threshold: 25 lbs/day

Project Size That Will
Exceed ROC or NOx
Significance Threshold

| Code* | Land Use | |
|-------|---|----------------------|
| 210 | Single Family Detached Housing | 322 dwelling units |
| 211 | Low-Rise Apartment | 367 dwelling units |
| 230 | Condominium/Townhouse, General | 378 dwelling units |
| 270 | Residential Planned Unit Development | 369 dwelling units |
| --- | Nursing Home | 445 dwelling units |
| 565 | Day-Care Center | 150,000 sq. ft. |
| 831 | Quality Restaurant | 166,600 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 93,400 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 17,520 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 25,200 sq. ft. |
| 863 | Electronics Superstore | 259,400 sq. ft. |
| 862 | Home Improvement Superstore | 311,400 sq. ft. |
| --- | Strip Mall | 288,200 sq. ft. |
| 816 | Hardware/Paint Store | 230,400 sq. ft. |
| 850 | Supermarket | 111,400 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 17,500 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 15,260 sq. ft. |
| 844 | Service Station | 77 fueling positions |
| 710 | General Office Building | 944,500 sq. ft. |
| 750 | Office Park | 677,000 sq. ft. |
| 720 | Medical Office Building | 285,500 sq. ft. |
| 110 | General Light Industrial | 1,180,000 sq. ft. |
| 130 | Industrial Park | 1,705,000 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

Analysis Year: 2025

Significance Threshold: 5 lbs/day

Project Size That Will
Exceed ROC or NOx
Significance Threshold

| Code* | Land Use | |
|-------|---|----------------------|
| 210 | Single Family Detached Housing | 62 dwelling units |
| 211 | Low-Rise Apartment | 61 dwelling units |
| 230 | Condominium/Townhouse, General | 71 dwelling units |
| 270 | Residential Planned Unit Development | 70 dwelling units |
| --- | Nursing Home | 88 dwelling units |
| 565 | Day-Care Center | 30,000 sq. ft. |
| 831 | Quality Restaurant | 28,200 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 18,640 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 3,500 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 5,040 sq. ft. |
| 863 | Electronics Superstore | 51,800 sq. ft. |
| 862 | Home Improvement Superstore | 66,700 sq. ft. |
| --- | Strip Mall | 57,600 sq. ft. |
| 816 | Hardware/Paint Store | 46,000 sq. ft. |
| 850 | Supermarket | 22,250 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 3,490 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 3,050 sq. ft. |
| 844 | Service Station | 16 fueling positions |
| 710 | General Office Building | 131,500 sq. ft. |
| 750 | Office Park | 110,000 sq. ft. |
| 720 | Medical Office Building | 61,000 sq. ft. |
| 110 | General Light Industrial | 215,500 sq. ft. |
| 130 | Industrial Park | 170,100 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

APPENDIX F
PROJECT SCREENING ANALYSIS TABLES

Analysis Year: 2030

Significance Threshold: 25 lbs/day

| Code* | Land Use | Project Size That Will Exceed ROC or NOx Significance Threshold |
|-------|---|---|
| 210 | Single Family Detached Housing | 343 dwelling units |
| 211 | Low-Rise Apartment | 386 dwelling units |
| 230 | Condominium/Townhouse, General | 397 dwelling units |
| 270 | Residential Planned Unit Development | 388 dwelling units |
| --- | Nursing Home | 457 dwelling units |
| 565 | Day-Care Center | 193,100 sq. ft. |
| 831 | Quality Restaurant | 219,700 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 121,100 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 23,000 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 33,000 sq. ft. |
| 863 | Electronics Superstore | 329,700 sq. ft. |
| 862 | Home Improvement Superstore | 392,000 sq. ft. |
| --- | Strip Mall | 365,000 sq. ft. |
| 816 | Hardware/Paint Store | 293,800 sq. ft. |
| 850 | Supermarket | 144,000 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 22,900 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 20,000 sq. ft. |
| 844 | Service Station | 101 fueling positions |
| 710 | General Office Building | 1,193,000 sq. ft. |
| 750 | Office Park | 850,000 sq. ft. |
| 720 | Medical Office Building | 364,500 sq. ft. |
| 110 | General Light Industrial | 1,547,000 sq. ft. |
| 130 | Industrial Park | 2,290,000 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

Analysis Year: 2030

Significance Threshold: 5 lbs/day

| Code* | Land Use | Project Size That Will Exceed ROC or NOx Significance Threshold |
|-------|---|---|
| 210 | Single Family Detached Housing | 66 dwelling units |
| 211 | Low-Rise Apartment | 66 dwelling units |
| 230 | Condominium/Townhouse, General | 75 dwelling units |
| 270 | Residential Planned Unit Development | 74 dwelling units |
| --- | Nursing Home | 90 dwelling units |
| 565 | Day-Care Center | 38,600 sq. ft. |
| 831 | Quality Restaurant | 37,300 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 24,200 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 4,580 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 6,600 sq. ft. |
| 863 | Electronics Superstore | 65,900 sq. ft. |
| 862 | Home Improvement Superstore | 82,600 sq. ft. |
| --- | Strip Mall | 72,900 sq. ft. |
| 816 | Hardware/Paint Store | 58,700 sq. ft. |
| 850 | Supermarket | 28,800 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 4,600 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 3,990 sq. ft. |
| 844 | Service Station | 21 fueling positions |
| 710 | General Office Building | 172,000 sq. ft. |
| 750 | Office Park | 146,000 sq. ft. |
| 720 | Medical Office Building | 76,600 sq. ft. |
| 110 | General Light Industrial | 279,000 sq. ft. |
| 130 | Industrial Park | 271,500 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

APPENDIX F
PROJECT SCREENING ANALYSIS TABLES

Analysis Year: 2035

Significance Threshold: 25 lbs/day

Project Size That Will
Exceed ROC or NOx
Significance Threshold

| Code* | Land Use | |
|-------|---|-----------------------|
| 210 | Single Family Detached Housing | 351 dwelling units |
| 211 | Low-Rise Apartment | 395 dwelling units |
| 230 | Condominium/Townhouse, General | 405 dwelling units |
| 270 | Residential Planned Unit Development | 399 dwelling units |
| --- | Nursing Home | 465 dwelling units |
| 565 | Day-Care Center | 226,700 sq. ft. |
| 831 | Quality Restaurant | 261,600 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 142,900 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 27,300 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 39,200 sq. ft. |
| 863 | Electronics Superstore | 383,100 sq. ft. |
| 862 | Home Improvement Superstore | 452,800 sq. ft. |
| --- | Strip Mall | 423,200 sq. ft. |
| 816 | Hardware/Paint Store | 342,300 sq. ft. |
| 850 | Supermarket | 169,600 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 27,200 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 23,800 sq. ft. |
| 844 | Service Station | 121 fueling positions |
| 710 | General Office Building | 1,369,000 sq. ft. |
| 750 | Office Park | 976,000 sq. ft. |
| 720 | Medical Office Building | 425,200 sq. ft. |
| 110 | General Light Industrial | 1,844,500 sq. ft. |
| 130 | Industrial Park | 2,565,000 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

Analysis Year: 2035

Significance Threshold: 5 lbs/day

Project Size That Will
Exceed ROC or NOx
Significance Threshold

| Code* | Land Use | |
|-------|---|----------------------|
| 210 | Single Family Detached Housing | 68 dwelling units |
| 211 | Low-Rise Apartment | 68 dwelling units |
| 230 | Condominium/Townhouse, General | 77 dwelling units |
| 270 | Residential Planned Unit Development | 77 dwelling units |
| --- | Nursing Home | 92 dwelling units |
| 565 | Day-Care Center | 45,300 sq. ft. |
| 831 | Quality Restaurant | 44,500 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 28,600 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 5,440 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 7,820 sq. ft. |
| 863 | Electronics Superstore | 76,500 sq. ft. |
| 862 | Home Improvement Superstore | 94,700 sq. ft. |
| --- | Strip Mall | 84,500 sq. ft. |
| 816 | Hardware/Paint Store | 68,400 sq. ft. |
| 850 | Supermarket | 33,900 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 5,420 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 4,740 sq. ft. |
| 844 | Service Station | 24 fueling positions |
| 710 | General Office Building | 201,700 sq. ft. |
| 750 | Office Park | 172,000 sq. ft. |
| 720 | Medical Office Building | 88,600 sq. ft. |
| 110 | General Light Industrial | 330,500 sq. ft. |
| 130 | Industrial Park | 353,000 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

APPENDIX F
PROJECT SCREENING ANALYSIS TABLES

Analysis Year: 2040

Significance Threshold: 25 lbs/day

| Code* | Land Use | Project Size That Will Exceed ROC or NOx Significance Threshold |
|-------|---|---|
| 210 | Single Family Detached Housing | 351 dwelling units |
| 211 | Low-Rise Apartment | 395 dwelling units |
| 230 | Condominium/Townhouse, General | 406 dwelling units |
| 270 | Residential Planned Unit Development | 401 dwelling units |
| --- | Nursing Home | 467 dwelling units |
| 565 | Day-Care Center | 250,600 sq. ft. |
| 831 | Quality Restaurant | 291,500 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 158,500 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 29,400 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 42,400 sq. ft. |
| 863 | Electronics Superstore | 420,500 sq. ft. |
| 862 | Home Improvement Superstore | 494,900 sq. ft. |
| --- | Strip Mall | 463,700 sq. ft. |
| 816 | Hardware/Paint Store | 376,500 sq. ft. |
| 850 | Supermarket | 190,000 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 29,150 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 25,450 sq. ft. |
| 844 | Service Station | 127 fueling positions |
| 710 | General Office Building | 1,483,400 sq. ft. |
| 750 | Office Park | 1,061,000 sq. ft. |
| 720 | Medical Office Building | 468,500 sq. ft. |
| 110 | General Light Industrial | 1,877,000 sq. ft. |
| 130 | Industrial Park | 2,630,000 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.

Analysis Year: 2040

Significance Threshold: 5 lbs/day

| Code* | Land Use | Project Size That Will Exceed ROC or NOx Significance Threshold |
|-------|---|---|
| 210 | Single Family Detached Housing | 68 dwelling units |
| 211 | Low-Rise Apartment | 68 dwelling units |
| 230 | Condominium/Townhouse, General | 77 dwelling units |
| 270 | Residential Planned Unit Development | 77 dwelling units |
| --- | Nursing Home | 93 dwelling units |
| 565 | Day-Care Center | 50,100 sq. ft. |
| 831 | Quality Restaurant | 49,700 sq. ft. |
| 832 | High Turnover (Sit-Down) Restaurant | 31,500 sq. ft. |
| 833 | Fast-food Restaurant without Drive-through Window | 5,800 sq. ft. |
| 834 | Fast-food Restaurant with Drive-through Window | 8,350 sq. ft. |
| 863 | Electronics Superstore | 84,100 sq. ft. |
| 862 | Home Improvement Superstore | 103,000 sq. ft. |
| --- | Strip Mall | 92,600 sq. ft. |
| 816 | Hardware/Paint Store | 75,200 sq. ft. |
| 850 | Supermarket | 37,500 sq. ft. |
| 851 | Convenience Market (Open 24 hours) | 5,750 sq. ft. |
| 853 | Convenience Market with Gasoline Pumps | 5,290 sq. ft. |
| 844 | Service Station | 27 fueling positions |
| 710 | General Office Building | 288,500 sq. ft. |
| 750 | Office Park | 189,500 sq. ft. |
| 720 | Medical Office Building | 97,200 sq. ft. |
| 110 | General Light Industrial | 368,000 sq. ft. |
| 130 | Industrial Park | 414,000 sq. ft. |

* Institute of Transportation Engineers, *Trip Generation*, Fifth Edition, 1991, and 1995 Update, and Sixth Edition, 1997.